

Message Text

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PAGE 01 SYDNEY 00132 222304Z
ACTION EA-12

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AMEMBASSY CANBERRA

UNCLAS SYDNEY 0132

C O R R E C T E D C O P Y (REF LINE SHUD READ STATE 014200 VICE
STATE (1/19)

E.O. 11652: N/A
TAGS: BEXP, AS
SUBJECT: IMC SITE

REF: (A) STATE 014200
(B) SYDNEY 0092

1. IN RESPONSE TO DEPARTMENT'S REQUEST PARA REF (A), I
ASKED THE DIRECTOR AND DEPUTY DIRECTOR OF IMC TO RE-EVALUATE
ONCE MORE THEIR RECOMMENDATION TO RELOCATE IMC PREMISES
TO 4 CLIFF STREET (REF B.). THEY HAVE DONE SO AND REPORT
THE FOLLOWING.
QUOTE

2. WHEN THE SERIOUSNESS OF POTENTIAL TECHNICAL PROBLEMS AT THE
T & G BUILDING BEGAN TO SURFACE IN DECEMBER, WE INVESTED A
GREAT DEAL OF TIME AND EFFORT IN INVESTIGATING ALTERNATE
SITES. AFTER WEIGHING IMC PROGRAM REQUIREMENTS AND COMMERCE
GENERAL SITE CRITERIA, WE SELECTED 4 CLIFF ST. AS BEST OF SEVEN
SITES.

3. "REGARDLESS OF THE CHARACTERISTICS OF PROPOSED IMC PREMISES
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AT THE T&G WE FEEL THAT THE LATEST OFFER FROM THE OWNERS
IS STILL SUBJECT TO SO MANY UNCERTAINTIES THAT HONORING THE
COMMITMENT TO CONGRESS TO OPEN AN IMC FACILITY IN FY78
CANNOT BE GUARANTEED.

4. "HOWEVER, EVEN MORE IMPORTANT IN THE LONGER TERM IS THE FACT
THAT WE FIND THE PREMISES AT 4 CLIFF STREET TO BE FAR

SUPERIOR TO THE PROPOSED PREMISES IN THE T&G AS IN IMC.
FURTHERMORE, THE COST (RENT AND CONSTRUCTION) OVER THE
FIVE YEAR TERM OF THE LEASE WILL BE APPROX. U.S. DOLS.
304,000 AT 4 CLIFF STREET VS. U.S. DOLS 439,000 AT T&G,
A SAVING TO THE USG OF U.S. DOLS. 135,000 - THE PRESENT
VALUE OF WHICH IS CONSIDERABLY HIGHER.

5. "RELATIVE TO T&G PREMISES, 4 CLIFF STREET OFFERS LARGER,
MORE FLEXIBLE AND MORE ATTRACTIVE SPACE, BETTER FREIGHT ACCESS,
FEWER PARKING AND TRAFFIC PROBLEMS, AND GROUND FLOOR AS
OPPOSED TO SUBTERRANEAN OUTLOOK. ONE IMPORTANT CONSEQUENCE
IS THE BSP'S SHOULD BE EASIER TO RECRUIT AND UTILIZATION
WILL THUS BE HIGHER THAN WOULD HAVE BEEN POSSIBLE AT T & G.

6. "WE AGREE THAT THERE ARE DISADVANTAGES TO BEING PHYSICALLY
SEPARATED FROM THE CONGEN, ESPECIALLY WITH RESPECT TO THE COMMERCIAL
SECTION. BUT THE DOOR TO DOOR TRANSIT TIME (SUBWAY OR
DRIVING) IS ONLY TEN MINUTES, AND WE BELIEVE THIS A MINOR
SACRIFICE COMPARED TO THE OTHER FACTORS CITED.

7. "IN CONCLUSION, THE STATE DECISION TO MOVE THE CG OFFICES
TO THE T&G BUILDING DESPITE THE POST'S MISGIVINGS DOES
NOT ALTER OUR RECOMMENDATION TO MOVE THE IMC TO 4 CLIFF
STREET. THE DECISION TO ACCEPT THAT RECOMMENDATION WAS
MADE IN WASHINGTON BY COMMERCE AND ANY APPEAL TO CHANGE
THAT DECISION SHOULD OBVIOUSLY BE DIRECTED TO COMMERCE.
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